REAL ESTATE AT AUCTION.

BEAL BOTATE AT AUCTION

Suburbs-Dyckman Deal

affected the trading showed improve-ment. A feature of the day was the trading in the suburbs. Leasing was also good. Arnheim, the tailor, was

and three stores, are already 70 per cent. rented from the plans. They occupy an irregular plot fronting 202 feet on Broad-way and 192.6 feet on Elwood street and are known as Abbey Court and Libbey Court, at 4640 to 4648 Broadway, and Elwood Court on the street. The holding price is reported at \$350,000. S. & J. H.

170th street. This is the first sale made by Mr. Wurzburger of his exten-sive holdings in that section, acquired at the disposal of the Mary B. Ward estate in the winter of 1896, ROADWAY—Julius Scott has sold for the Halcyon Real Estate Company to Frederick Brown 3132-3134 Broadway.

RUGHES AVENUE-William J. Gabel

Terminal Company a large waterfront tract, formerly occupied by the sellers, consisting of about eighty-dive lots, with 400 feet of waterfront, at the foot of Thirty-ninth street. The property adjoins the Thirty-ninth street ferry.

BIVER FOR BROOKLYN BLOCK.

Henry Rockmore has bought from the People's Trust Company the block front on Fundy street, from Liberty to Glenmore avenue, for improvement. The same broker bought 1239 Bergen street, a three story brick dwelling, on a lot 20x114, from the Long Distance Holding Company, and sold the following brick dwellings: 182 Forbell avenue, two story two family brick dwelling to George Gercken; 9410 Forbell avenue, two story brick dwelling, to Charles Heyl; 331 Eldert lane, two story brick dwelling, to Charles Heyl; 331 Eldert lane, two story brick dwelling, to Lyons, lot 18x100.

Albert Link has purchased the two story and basement brownstone dwelling at 483 Eighth street through the office of E. C. Sauter, Mrs. Lennie E. Sauter For the estate of Robert W. Tailer.

Albert Link has purchased the two
ory and basement brownstone dwelling
as Eighth street through the office
the Mrs. Jennie E. SeyFor the estate of Robert W. Tailer
For the estate of Robert W. Tailer

APARTMENT ON 70TH STREET. First in Block-Site Bought at

and basement private houses at 30 to 36. Third street for a term of years for business purposes.

Hamilton et al. and Eben Goodwin et al.

Daniel Birdsall & Co. have rented the

filing & Bing have filed plans for the Gaba. apartment house which gity-second street. E. Roth is

TI DIOS TO COVER BLOCK.

rustees of Sailors' Snug Harbor Washington mews into studios tments for artists. This block twenty-nine buildings, eleven h are stables and the balance old dwellings. This will be the portant residential improvement

9.000 HARLEM SHOWROOM. ave been filed by W. Weissenfor the construction of s

is the owner of record. been estimated at \$50,000

SHOWS BETTERMENT

Ident, will build three five story flats, each on plot 50.1x100, on the east side of Webster avenue 276.1 feet north of 184th street, at an estimated total cost of \$165,000. George Keister, architect, filed the plans yesterday. On the west side of Creation avenue 244.72 feet north of 196th street, the Padula Realty Corporation will erect a five story flat, on plot 50x83, at a cost of \$60,000. William Koppe prepared these plans.

BUYING MOVEMENT

Estates, Home Sites and Farms in Every Section Being

Best of Day.

George Backer has dinanced his latest building operation on the west side of Madison avenue from Thirty-first street building operation on the west side of Madison avenue from Thirty-first street, a plot of the current market is the demand for country properties showed signs of interest, signs which are much more evident now than they were a few months ago. With interest reflected in every branch there can be but one conclusion, and that is that the long expected revival is here or close at hand. Brokers are no longer nessimistic. Sales in Manhattan yesterday numbered more than half a dozen. Though properties of no great value were affected, the trading showed improvement of the day was the feet the day that the long showed improvement of the consideration of \$300,000.

Backers gets and nanced his latest building operation on the west side of Madison avenue from Thirty-first street in the demand for country property. For several weeks this demand has been evident. Each day the volume of trading in the suburba has been with has been evident. Each day the volume of trading in the suburba has been with has been evident. Each day the volume of the whole property was passed yester-day. A feature of this country in the suburban market properties of the country fraction of the suburban market properties of the country fraction of the suburban market is the demand for country market is the demand for country property at 146 to 146 Madison avenue, which is included in the site. Title to the whole property was passed yester-day. A feature of the authority of the country fraction of the suburban market is the demand for country market is the demand f

affected, the trading showed improvement. A feature of the day was the trading in the suburbs. Leasing was also good. Arnheim, the tailor, was among those who took new premises yesterday.

PIRRIER BUYS B'WAY FLATS.

The Forben Realty ad Holding Company, H. F. Bindsell, a furrier, president, has bought from the Haven Construction Company, Charles Flaum president, the southeast corner of Broadaway and the boundaries and tifree stores, are already 70 per cent. The houses, which have accommodations for ninety-six families and tifree stores, are already 70 per cent. The houses, are already 70 per cent. The houses, are already 70 per cent. The houses of the second foor, making a total floor space of 9,000 square feet. A lease has been signed for a period of years and Marks Arnheim, Inc., will open their new store on March 1. The Consolidated Gas Company at 30 East Forty-second street, extending through to 16 East Forty-second street, and additional space on the second floor, making a total floor space of 9,000 square feet. A lease has been signed for a period of years and Marks Arnheim. Inc., will open their new store on March 1. The Consolidated Gas Company at 30 East Forty-second street, extending through to 16 East Forty-second s

\$25,000 FOR APARTMENT.

Recently Took \$30,000 Flat. PINKNEYS SELL PLOT.

WEST 127TH STREET—The J. Romaine Brown Company has sold for Clarence H. Kelsey as administrator of the Mary G. Pinkney estate the piot of four lots on the south side of 127th street 100 feet east of Broadway. The plot is 100x100. F. T. Richter was associated with the Brown company as broker.

HAVEN AVENUE—L. J. Phillips & Co. have sold for Adolph Wurzburger to the Rosen Realty and Construction Company a lot on the west side of 120th street. This is the first sale made by Mr. Wurzburger of his extensive heldings in that section, acquired Harold I. Pratt has leased at \$25,000

MILLINERS MOVING NORTH.

M. & L. Hess have leased a floor at 649-651 Broadway for a term to D. Behrman, millinery goods; a floor at 28-44 West Twenty-first street, to the L. Baron Company; at 50-54 West Seventeenth street to Oliva & Love, and with Daniel Birdsall & Co., floor at 50-54 West Seventeenth street to Prod-bresky & Goldin. each.

UGHES AVENUE—William

Bank to Bridget F, Flynn 1976 Hughes
avenue, a three story house running
through to Belmont avenue with a
frontage of 25 feet on each street.

LEXINGTON AVENUE—Kurz & Uren
and L, J. Greenberger have sold for
Benenson Realty Company to a client
of Julius Becker 186 Lexington avenue, between Thirty-first and Thirtysecond streets, a four story business
building on lot 22.6x100.

EAST 61ST STREET—William B. May
& Co. report the sale of 215 East Sixty-first street for the Cesare ContiRealty Company. The property is a
three story private residence, 18 feet
wide, which the purchaser will occupy
after making extensive alterations.

The single was treet to Univational Extent Street to Prodbresky & Goldin.

Cossens & Pierson have leased to P.
T. Britt, wholesale milliners, now at
682 Broadway, the first loft in 12-14
years.

Spear & Co. and J. G. White & Co.
have rented for Henry P. Gardner the
store and basement in 28-30 West
Twenty-sight street to Harris J. Lipman,
notions and button dealer.

Frederick Fox & Co. have
at Co., noor

W. Woods,
on which
\$12,500.

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E. Street to Co., noor

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The property is a
store and basement in 28-30 West
Twenty-sight street to Harris J. Lipman,
notions and button dealer.

Frederick Fox & Co. have leased sixth
loft at 121-7 West Twenty-seventh street
to Jacob Propos; thirteenth loft at 38-44 West
Twenty-sixth street to the Mayfair
Waist Company; fourth loft at 38-74 West
Twenty-sixth street to the R. & S.

Twenty-sixth street to the R. & S.

The Sin
broker.

Fine & Cohen; third loft at 38-44 West Twenty-sixth street to the Mayfair Waist Company; fourth loft at 35-7. East Twentieth street to the R. & S. Dress Manufacturers Company; large space at 29-33 West Thirty-sixth street to the Universal Costume Company; top loft at 56-8 West Twenty-second street to B. Grossman & Bro.; fifth floor at 241-3 West Twenty-third street to Sands & Appel, and the sixth loft at 108-110 West Twenty-fifth street to Solomon Goldman.

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I

Ames & Co. have leased to Vogler's Reims, sign makers, the store at 306 West Thirty-fourth street; to John Lecakis the store at 318 Seventh ave-The first modern apartment to be received on the Seventieth street block between Central Park West and Columbus avenue will result from a sale in the Vesey Street Salesroom yesterday by doseph P. Day of the four four story and basement dwelling at 323 West Thirty-man and basement tribute house; also between the four story and basement dwelling at 323 West Thirty-man and basement tributes house as 325.

Hamilton et al. and Eben Goodwin et al. Bidding started at \$102,000 and was carried after fourteen offers to \$106,550, at which price Stoddard & Mark, acting for a firm of builders, secured the plot. It will be improved with a nine story fireproof apartment house. The buyers secured the site at a favorable figure, as the city's assessment exceeds the auction price by \$17,000.

LEXINGTON AVE. APARTMENT.

Business Bidding started at \$47 Broadway to Leiberman; first loft at 454 Broadway to Nathan & Posen; third loft at 105 Bleecker street to L Livingston & Twenty-first street to Jacob Davis; with William C. Walker's Sons the third loft at 33 and 35 Greene street to Weinman Elastic Web Company, and the first loft at 378 Canal street to M. Garson; with L. Tannenbaum, Strauss & Co., the first loft at 482 Broome street to Joseph oft at 482 Broome street to Joseph

> build, on plot 55x102.2, at the RUPERT HUGHES LEASES HOME. Pease & Elliman have rented fur-nished for George A. Freeman to Rupert Hughes the four story and basement dwelling at 135 East Seventy-first street and for A. G. Miles to Eugene S. Revnal the four story dwelling at 85

Reynal the four story dwelling at 89
Park avenue, between Thirty-ninth and
Fortieth streets.
The Douglas Robinson, Charles S.
Brown Company has leased for Gilbert
T. Rafferty the five story American
basement dwelling at 34 East Thirtyeighth street to Clarence Sackett of

dwellings. This will be the trant residential improvement in the Washington Square the season, 56 East Sixty-fifth street, a four story house, to G. Herman Kinni-

WOODMERE HOUSE RENTERS. Goldschmidt & Macdonald have rented

y building on the north side at Woodmere for Josephine Curtin her house in Wood lane to Dr. Schill; for Sadie A. Davis her house at Wood lane to Dr. Schill; for Sadie A. Davis her house at Wood lane to Dr. Schill; for Edison Conyany, Henry J. for Editor W. Hazzard his house on Burton avenue to Arthur L. Selig. a frontage of 30 feet and a 29 11 feet and will be fireproof. BROKER IN HECKSCHER DEAL.

Frank D. Veiller was the broker in the sale of 6 and 8 West Fifty-seventh street and 7 West Fifty-sixth street for Theodore Negrous Realty Cor-Theodore Negrous Presserved Presserve

in Every Section Being

Bought.

Mrs. William H. Parsons has rented the old Parsons residence known as Brookside ut the junction of the Boston

BARUCH BUYS AT BELLPORT.

TUXEDO PARK SITE BUYERS.

88,000 HOME FOR VERONA.

The Frank Hughes-Taylor Company has sold for cash 100 feet on the east side of Afterglow avenue, Verona, N. J., for Martin T. Flanagan to Edward T.

P. Penman, who will erect a residence costing \$8,000.

Samuel Williams is now associated with N. Brigham Hall & William D. Bloodgood in their sales department.
G. A. Kaven, formerly of the legal de-

A realty dinner will be held under the auspices of the United Real Estate Owners Association at Terrace Garden December 14. The purpose of the din-ner is to bring realty interests together to consider ways and means of protecting their interests at Albany during the com-

LIS PENDENS.

Manhattan, 60TH ST, 236 W—Moriand Mige Co et al vs Etta Rabinowits et al (foredosure of mortgage), attys, Alexander &

SATISFIED MECHANICS' LIENS.

Manhattan.

AV A. 361—National Bridge Works agt
Central Crosstown R R Co et al. Peb
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artment of the Lawyers Title an Company, has become associated with S Osgood Pell & Co. OWNERS TO DINE.

ing Legislature.

secured recently on the nearby property for a country club.

(With same and address of lender and atterney. If atterney's name is om address party of first part.)

TRANSACTIONS RECORDED.

Moman Buys at N. Rochelle.

Mrs. Frank H. Wilson, wife of the vice-president of the Barber Steamship Agency and ex-commodors of the Larchmont Yacht Club, has bought Broadview, the home of H. M. Olcott of the Clifford B. Harmon Company. The property comprises an acre of land with an English manor house and a double fireproof garage extending from Broadview avenue to Elk avenue, New Rochelle. Mr. Olcott has purchased for his home the Duncan Harrison house, at the corner of Beachmont Drive and Montgomery avenue, Beachmont, with the proceeds of the sale of his former home, which was valued at \$40,000.

Brookside at the junction of the Boston Post road and Parsons street, Rye, for the coming year to George Arents, Jr., who will occupy it during the construction of his new residence on Lincoln avenue, Rye. The place consists of about thirty-two acres. Blind Brook runs through the property. The house is one of the oldest in the section, having been built in 1816 by the late William H. Parsons. Heckscher & De Saulles, the brokers who negotiated the lease for Mrs. Parsons, also effected the sale of the Lincoln avenue property to Mr.

Fish & Marvin have sold for William H. Baker, secretary of the Western Union Telegraph Company, a property at Armour Vilia Park, Bronxville, to George Gleichert. It is the purchaser's intention to erect two dwellings on the Daniel Warren, ex-president of the three plots at Shore Acres, the former Robert Bonner property, now being developed by C. B. Harmon & Co. He will erect a dwelling costing \$15,000. Alexander Lyman, attorney of the New York Central Lines, ulso purchased 200 feet on the Boulevard at Shore Acres as a site for an \$18,000 residence, and N. W. Woods, architect, bought two plots on which to erect a dwelling costing \$12,500. TO IMPROVE ARDSLEY SITE. Owen F. Hanretty has sold two plots at Ardsley to a builder for about \$12,500. The lots are at the corner of Ardaley Square, fronting on the Sawmill River. The Sinmacros Realty Company acted as

MORTGAGES. E. P. Jordan of Stamford, Conn., re-E. P. Jordan of Stamford, Conn., reports the sale of Fair Oaks Farm, the
property of J. B. Sultzer of New York.
This farm is located at Darien, Conn.,
and comprises eighty acres. The buyer
is G. A. Wells of New York.
The property was held at \$60,000. and address of

av. between Fourteenth and 21ST ST, n s. 103.11 e Lez av. 100.11x-:
23d st, n s. 50 w Lez av. 102.11s.-:
Henry Steeger, to Thie Guar & T Co.
176 Hway, Dec S. 5 yra, 6 p c. 280.000
MADISON AV, n w cor 61st st. 148.1x—George Backer Holding Corporation to
Metropolitan Life Ins Co 1 Madison av.
Dec 10, due March 1, 1221, 54 p c; Bernard Baruch is reported to have Metropolitan Life Ins Co I Madison av. Dec 19, due March 1, 1921, 5% p c; attys. Woodford. B & B, I Madison av. Dec 19, due March 1, 1921, 5% p c; attys. Woodford. B & B, I Madison av. 1, 1, 1980, 199 and 1, 1980, b c as per bond; attys. Geller. R & H, 22 Exchange pl. 1498,000 attys. Geller. R & H, 22 Exchange pl. 1498,000 attys. Geller. R & H, 22 Exchange pl. 1498,000 attys. Geller. B & W is at tys. Geller. B & Ge The Crowley-O'Brien Company has sold in the Tuxedo Park tract, south Orange and Newark, N. J., plots 60x 160, to Walter C. Jacobs; two plots, to James E. Farrell and Richard E. Erler an architect : to Louis Kraus and to Harry L. Hausman. Three of the above buyers are erecting homes. BUYER FOR ORANGE TRACT. Richard Reininger of Newark has bought the large tract in Orange bounded by Harrison and Elliott streets and Park End place, facing Orange Park. The tract has a frontage of 500 feet on Harrison street, 250 feet on Elliott street and about 200 feet on Park End place. It was purchased from the Hoboken Building and Loan Association through Robert B. Stoutenburgh as broker. Mr. Reininger has no plans for its improvement.

60TH ST. 236 W—Moriand Mige Co et al vs Etta Rabinowits et al (foreclosure of mortgage); attya, Alexander & Green.

126TH ST. n s. 218.4 w 2d av, 16.8x89.11
—Laura H Jones vs Henry A Wingert et al (foreclosure of mortgage); attys, Alexander & Green.

14TH ST. 54 W—Robert S Smith vs Louisa F Kramer et al (foreclosure of mig); atty, H C Rickaby.

112TH ST. n s. 131.3 e 8th av, \$1.8x100.11
—Henry S Bowren et al vs Carrie Steiner et al (foreclosure of mige); attyw, Schenck & Punnett. attyw, Schenck & Punnett.

Bronz.

137TH ST, 869 E—Ella Hertlein agt Bridget O'Rourke et al (foreclesure of mortgage); atty, H Swain.

PROSPECT AV. w s. 89 n 100th st. 40z 100—Konrad Kromer agt Angel Centruction Co, Inc. et al (foreclesure of mortgage) atty, S T Sterm.

LOT 175, matty, S T Sterm.

Dec 10, 3 yrs, 6 p c; sety, T G & T Co, ASSIGNMENTS OF MORTGAGES

Manhattan.

76TH ST. s c. 150 w Central Park West.
25x102.2—Jacob Loeb to Mrs. Melville
K Weill, San Francisco, Cal; atty, T G
Co. 174 Bway.

18 DOWERY, s s cor 1st et. 12.7x10.5—Bond
and Mig Guarantes Co to Emanuel Neunam fig Guarantes Co to Emanuel Neunam fig Guarantes Co to Emanuel Neu174 Bway.

18TH ST. 648 E—Josephine A Ulrich, gdn.,
10 Chas J Heuser. 1224 Tinton ave;
attys. Gross & S. 308 Bway.

102D ST. s a. 112.6 e 2d av. 37.8x100.11—
Geo Eberhardt to Lawyers Mig Co, 58
Liberty et
Libert

SCHEELE, Geo H, to Louis Hubener & and \$2,044
SCHEELE, Anna M (ex), to Geo H
Scheele \$2,044

SATISFIED MORTGAGES. With name and address of lender's at-

(With name and address of lender's attorney.)

5TH AV, 2018, e. a. 19.11 s. 128th st. 18x80. July 6, 1914—Gladys, Beatrice E. Chas C. and Henry C. P. Baldwin to Title Guar & T. Co. 176 Bway.

55TH ST. 67 W. Dec 7, 1896—Jas and Jessie Yereance to Walter B. Chambers, trus will of Robt W. Ferguson, satisfied of record by order of the Supreme Court, Oct 28, 1915, Justice Mitchell L. Erlanger; attys for petitioner, Thompson, Freedman & Cook, 2 Wall st. .. \$22,600

25TH ST. 240 E., s. 100 w 2d av, \$7.6x 98.9, July 3, 1906—Samuel Kadin to Aifred Hahn, 1219 Mad av; atty, Max Altmayer, 290 Bway.

132D ST. s. 8, 100 w 3th av, 25x149.11, June 19, 1903—Jas E. & Ejia Graybill to the Equikable Trust Co of N. Y. attys, Fitch, Mott & Grant 32 Nassau st. \$16,000

37H ST. n. 8, 53. e. Av C. 25x87.19, Mar 27, 1896—Sophie Wits to the Emigrant Industrial Sav Bank; atty, Richard O'Gorman, 51 Chambers et ..., 6,000

WOOSTER ST. 35-37, w. a. 100 n Grand st. 50x109, Dec 9, 1902—Freda & Chas Golben Jr. to the Bank for Sav in the City of N. 7, 250 4th av; attys, Fosier & Thomson, 141 Bway.

Coles to Geo B Grinnell et al, exrs; attys, Hand, Bonney & J. 51 Wall st. .. \$2,500

SAME PROPERTY, 4, part, June 7, 1907.

—Same to same; attys, same ... \$14,000

EAST BROADWAY, 173-175, s. 5, 55x100, Aug 8, 1912—The Forward Association to Jno Dawson, Central Houlevard, Mt Vernon, N. Y. & W. M. Archer, Thornton ter, Mt. Vernon, N. Y. & W. M. Archer, Thornton ter, Mt. Vernon, N. Y. & W. M. Archer, Thornton ter, Mt. Vernon, N. Y. & W. Archer, Thornton ter, Mt. Vernon, N. Y. & W. Archer, Thornton ter, Mt. Vernon, N. Y. & W. Archer, Thornton ter, Mt. Vernon, N. Y. & W. M. Archer, Thornton ter, Mt. Vernon, N. Y. & W. M. Archer, Thornton ter, Mt. Vernon, N. Y. & W. Harvey D. Cohen, 51 Chambers st. 55,000

MADISON AV, 100-146, n. w. 6. 31st st. 49,7x95, Ap. 30, 1900—Gustav A. Brockley to Metro-politan Life Ins. Co. 1. Mad av. attys. Woodford, B. & B. 1. Madison av. \$230,000

MADISON AV, n. w. 6. 21st st. 49,7x95, Ap. 30, 1900—Gustav A. Brockley to Me

RECORDED LEASES.

SOUTHERN BOULEVARD, 559, store— Clifford Van Schurman to Carlo Fasano, 567 Southern Boulevard, 5 yrs from Nov 1, 1915; atty, Louis S Aquelino, 576 Pros pect av.

MECHANICS' LIENS.

THE LIVING SKELE **ELOPED WITH THE FAT LADY**

WHEN THE LION ESCAPED and ate his favorite trotting horse

> WHEN THE FIRE EATER got the indigestion WHEN "HOUDINI" went on the road-

Huber Sold Out His Dime Museum on 14th St. At Auction for Whatever He Could Get. Now He's Going to Sell His Real Estate

Lock, Stock and Barrel

FOR WHATEVER HE CAN GET. SCHRENKEISEN EST. MUST DO THE SAME.

This is a Real Chance to pick up a Bargain TO MAKE A "REGULAR" CHRISTMAS PRESENT A Christmas present that some day should become a fortune—

GO TO IT!

Examine the Property Today. **241 LOTS**

on Westchester Ave., White Plains Ave. and Leland Ave., East Brona: on and near Jerome Ave., 162d to 170th St., West Brona: including Huber's Casino and Road House.

Have Got To Be Sold For Whatever They Will Bring at AUCTION.

REMEMBER

The 14th of December At Exchange Salesroom, 14 Vesey St.

70% can remain on mortgage.

Savings Bank Books Taken as Deposit on the Purchase of Lots. TO REACH THE PROPERTY.

For the Schrenkeisen property, take subway to Simpson Station and Westchester Avenue trolley car to the property.

For the Huber property, take 6th or 9th Avenue Elevated to 155th Street and walk over McComb's Dam Bridge or take Jerome Avenue trolley car to the property. All Bronx trolley cars transfer to both of

Send for the Book to Joseph P. Day, 31 Nassau Street;

J. Clarence Davies, 149th Street & Third Ave., Agents and Auctioneers.

APPELLATE COURT DECISIONS.

West Side.

(West of Fifth av, between Fourteenth and 110th sts.)

BROADWAY, w. a. 47.5 n. 40th et. 20x53.6—
Mary M E Deane et al to Peter L Power, at Tea Neck, N. J. Dec. 1. due, de. as per bond; atty. I Josephson, 5 Beekman 5 Beekman 7 Sturges to Eugene Underhill, Caldwell, N. J. Dec. 12; attys. Norwood & W. 63 William 8t, 2 yrs. 6 p. — 11.506 Milliam 8t, 2 y

APPELIATE COURT DECISIONS, William A. Raile and property of the court was a control of the court William A. Halbe, appit., vs. Samuel
Adams and ano., respts. Order affirmed.
with \$10 costs and disbursements. No
opinion. Order filed.
Hirsh & Schofield, Inc., appit., vs. Asge
Green & Schofield, Inc., appit., vs. Asge
NEW YORK, to builders, investors and pros-